

November 15, 2000

TO: Mayor and City Council

FROM: John Lettelleir, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting November 14, 2000

The following item is scheduled for the December 5, 2000 City Council Meeting

Final Plat: Griffin Parc - Phase 2
Applicant(s): Frisco Legacy Ltd. PS

DESCRIPTION:

197 Single-Family lots and 44 Townhome lots on 70.1± acres on the south side of Eldorado Parkway, 750± feet east of Teel Parkway. Zoned Planned Development-Single-Family-5/Townhome. Neighborhood #45.

APPROVED: 4-0 **DENIED:** **TABLED:**

RECOMMENDATION:

Recommended for approval subject to:

1. City Council approval of an ordinance amendment to include the previously omitted planned development standards.
2. Staff approval of screening wall and landscape plans.
3. Additions and/or alterations to the engineering plans as required by the Engineering Department.
4. Filing of off-site street and drainage easements prior to city release for construction.

DM/sg

cc: Jones and Boyd 972-248-1414
Chas Fitzgerald 972-668-0207
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.:	3b
Final Plat:	Griffin Parc - Phase 2
Applicant(s):	Frisco Legacy Ltd. PS

DESCRIPTION:

197 Single-Family lots and 44 Townhome lots on 70.1± acres on the south side of Eldorado Parkway, 750± feet east of Teel Parkway. Zoned Planned Development-Single-Family-5/Townhome. Neighborhood #45.

REMARKS:

The final plat shows 197-Single-Family-5 lots and 44 Townhome lots developed to planned development standards approved with Zoning Case Z2000-40. The requirement for two points of access will be fulfilled by constructing streets to connect with Teel Parkway and Eldorado Parkway. The final plat shows 7.6 acres of open space (3.8 acres of which consist of the centralized open space feature). Lots backing to Eldorado Parkway and Teel Parkway will be screened by berms and landscaping in 25 feet of additional right-of-way dedicated for screening and landscaping purposes. Off-site street and drainage easements are necessary for development of this property. These easements must be obtained and filed prior to a city release for construction.

Planned Development Standards

Zoning Case Z2000-40 was a request to rezone 72.8± acres from Single-Family-4 (24.1± acres) and Single-Family-5 (48.7± acres) to Planned Development-Single-Family-5/Townhome on the south side of Eldorado Parkway, 750± feet east of Teel Parkway. The City Council approved Zoning Case Z2000-40 on September 19, 2000. Also on this date, the City Council approved a preliminary plat for this property (Griffin Parc - Phase 2) based on the approved planned development and concept plan.

On October 4, 2000, a final plat and civil engineering plans for Griffin Parc - Phase 2 were submitted to the city for review. Through the review process, it was determined that conditions shown on the approved concept plan and preliminary plat were omitted from the planned development standards. These omitted standards include provision for 10-foot side yards and reduced right-of-way width for single-loaded streets. In single-family zoning districts, the depth of the front yard typically exceeds the width of the minimum side yard. The approved concept plan and preliminary plat showed front and side yards of equal dimensions. The reduction of the side yards adjacent to side streets does not impair fire protection. The right-of-way width of a typical residential street is 50 feet. The planned development requires 60 feet of right-of-way for all streets. The extra 10 feet of right-of-way provides the ability to plant trees in the right-of-way between the street and sidewalk. The additional right-of-way is not for single-loaded streets, because the additional area for trees can be maintained by offsetting the street and/or placing the utilities in a utility easement on the side of the street without the homes. Approval of the final plat is subject to City Council approval of an ordinance amendment to include these omissions.

Alley Waiver

Alleys are not provided to serve all of the lots. The planned development standards waive alley requirements subject to lots being designed so as to prevent lot-to-lot drainage. The lots have been designed without lot-to-lot drainage. Therefore, the City Engineer is waiving the requirement for alleys.

Overlength Street

The subdivision ordinance states that streets shall not exceed 1,200 feet in length. The combined length of the streets extending around Blocks J and K exceed the maximum street length by 700 feet. Upon extension of the street extending to the east to serve the future schools, the street will exceed the maximum street length by only 110± feet. The City Council approved a variance to this overlength condition with their approval of the preliminary plat.

RECOMMENDATION:

Staff recommends approval subject to:

1. City Council approval of an ordinance amendment to include the previously omitted planned development standards.
2. Staff approval of screening wall and landscape plans.
3. Additions and/or alterations to the engineering plans as required by the Engineering Department.
4. Filing of off-site street and drainage easements prior to city release for construction.